069.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,600 / 820,600
					USE VALUE:	820,600 / 820,600
					ASSESSED:	820,600 / 820,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRAVASSOS LUIS & ANA/ TRS
Owner 2:	LUIS TRAVASSOS REVOCABLE TRUST
Owner 3:	ANA TRAVASSOS REVOCABLE TRUST
Street 1:	10 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TRAVASSOS LUIS -
Owner 2:	BAIROS-TRAVASSOS ANA -
Street 1:	10 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,014 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2140 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6014.000	396,600	3,700	420,300	820,600
Total Card	0.138	396,600	3,700	420,300	820,600
Total Parcel	0.138	396,600	3,700	420,300	820,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.46 | /Parcel: 383.4

Legal Description

User Acct 43704

GIS Ref

GIS Ref

Insp Date 10/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	396,700	3700	6,014.	420,300	820,700	820,700	Year End Roll	12/18/2019
2019	101	FV	299,300	3700	6,014.	390,300	693,300	693,300	Year End Roll	1/3/2019
2018	101	FV	299,300	3700	6,014.	390,300	693,300	693,300	Year End Roll	12/20/2017
2017	101	FV	299,300	3700	6,014.	342,200	645,200	645,200	Year End Roll	1/3/2017
2016	101	FV	299,300	3700	6,014.	312,200	615,200	615,200	Year End	1/4/2016
2015	101	FV	291,700	3700	6,014.	276,200	571,600	571,600	Year End Roll	12/11/2014
2014	101	FV	291,700	3700	6,014.	261,200	556,600	556,600	Year End Roll	12/16/2013
2013	101	FV	291,700	3700	6,014.	248,600	544,000	544,000		12/13/2012

!5888!

PRINT

Date	Time
12/10/20	20:42:54

LAST REV

Date	Time
02/26/20	09:37:44

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5888

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAVASSOS LUIS,	72503-165	1	4/25/2019	Convenience	1	No	No		
MURRAY JOSEPH/E	28288-123		3/11/1998		300,500	No	No		Y

USER DEFINED

Prior Id # 1:	43704
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2019	1766	Redo Bat	14,000	C				
6/26/1998	418	Alterati	4,000					INSIDE FINISH WORK
5/29/1998	333	Addition	18,000					2 ST ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	BS	Barbara S
4/8/2009	Measured	372	PATRIOT
11/16/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6014		Sq. Ft.	Site		0	70.	1.00	12									420,294						420,300	

Total AC/HA: 0.13806 | Total SF/SM: 6014 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,294 | Spl Credit | Total: 420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14065421
Const Adj.:	0.98990101
Adj $ / SQ:	141.142
Other Features:	75751
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	487229
Depreciation:	90625
Depreciated Total:	396604

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

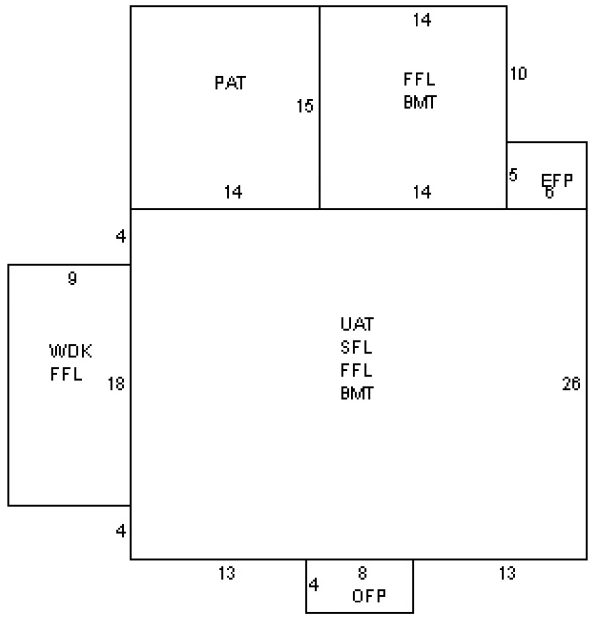
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.26
Special Features:	0	Val/Su Net:	101.98
Final Total:	396600	Val/Su SzAd	185.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,256	141.140	177,274
BMT	Basement	1,094	42.340	46,323
SFL	Second Floor	884	141.140	124,769
UAT	Upper Attic	221	56.460	12,477
PAT	Patio	210	3.990	839
WDK	Deck	162	12.050	1,952
OFP	Open Porch	32	43.560	1,394
EFP	Enclos Porch	30	71.870	2,156
	Net Sketched Area:	3,889	Total:	367,184

Size Ad	2140	Gross Are	4552	FinArea	2140

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1928	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc